



Land

1 630 m², Praha-západ, Řitka, Zahradní

€ 566 968 | CZK 13 800 000



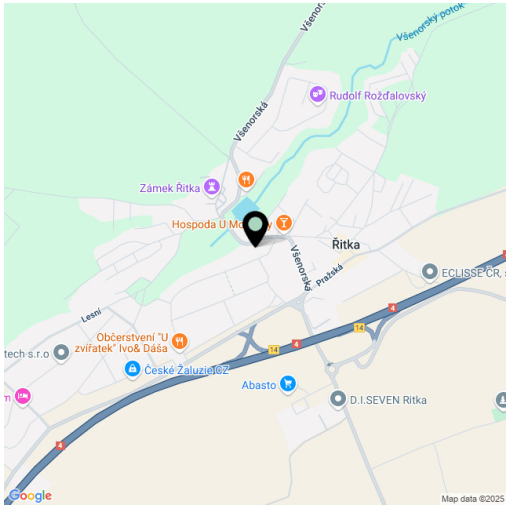


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Price per sq. m.	8 466 CZK
Total area	1 630 m²
Land type	Housing
Reference number	107740



The large flat plot, located on a quiet street near a pond in the village of Řitka, set in the beautiful countryside near the Hřebený Nature Park, is just a few minutes' comfortable drive from Prague.

The property currently features a single-storey family house built in 1960. The house is habitable but requires complete renovation; demolition of the existing building is also possible. The building is connected to mains water, gas, and sewerage. Next to the house, there is a small terrace with a seating area under an awning. The garden is adorned with a well-grown wisteria, several lilacs, and large conifers. At the back of the plot, there is an old orchard. The land allows for subdivision, meets the requirements for parceling, and has permission for a second driveway from the northern side of the plot.

The village has both **public and private kindergartens**, a **private Czech-English elementary school**, a grocery store, a restaurant, and **two equestrian clubs**. Located just **25 km from the edge of Prague**, the village offers excellent connections to the capital – a direct bus goes to the **Smíchovské nádraží metro station**, and traveling by car is quick thanks to the **D4 highway**. Just beyond Řitka begins the vast **Hřebený Nature Park**, with numerous hiking and bike trails.

Total area 1,630 m².



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